

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
June 10, 2021 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

**Zoning Board of Adjustment begins at 7:00 A.M. and is directly followed by Planning Commission. If there are no items for Zoning Board of Adjustment Planning Commission will begin at 7:00 A.M.**

*ADA Compliance: The City of Rapid City fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Rapid City Department of Community Development so that appropriate auxiliary aids and services are available.*

**AGENDA # 1**

City of Rapid City Zoning Board of Adjustment  
June 10, 2021 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of the May 27, 2021 Zoning Board of Adjustment Minutes
2. No. 21VA005 - Replat of Nowlin and Wood Addition  
A request by D.C. Scott Surveyors, Inc. for Joe Miller to consider an application for a **Variance to reduce the side yard setback from 8 feet to 5 feet** for property generally described as being located at 1018 Milwaukee Street.
3. Discussion Items
4. Staff Items
5. Zoning Board of Adjustment Items

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## **AGENDA # 2**

City of Rapid City Planning Commission  
June 10, 2021 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

*SOME OF THE ITEMS ON THIS AGENDA ARE SUBJECT TO A PUBLIC HEARING OR CONSIDERATION BY THE RAPID CITY COUNCIL FOR FINAL ACTION. PLEASE CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT STAFF FOR INFORMATION REGARDING THE DATE ANY PARTICULAR ITEM MAY BE CONSIDERED BY THE CITY COUNCIL.*

### **Consent Calendar**

**The following items have been placed on the Consent Calendar for action to be taken on all items in accordance with staff's recommendation by a single vote. Any item may be removed from the Consent Calendar by any Planning Commissioner, staff member, or audience member, for separate consideration:**

#### **---CONSENT CALENDAR---**

1. Approval of the May 27, 2021 Planning Commission Meeting Minutes.
2. No. 21PL046 - Golden Eagle Subdivision  
A request by Baseline Surveying for T & A Properties, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1A and Lot 1B of Lot C of Golden Eagle Subdivision, property generally described as being located at 2450 Seger Drive.
3. No. 21PL050 - Elks Country Estates  
A request by Longbranch Civil Engineering, Inc for ZCO Incorporated to consider an application for a **Preliminary Subdivision Plan** for Lot 39 thru Lot 46 of Block 10; Lot 22 through Lot 31 of Block 11; Lot 2 thru Lot 15 of Block 12; Lot 5 thru Lot 9 of Block 14; Lot 5 and Lot 10 thru Lot 12 of Block 15; Lot 12 thru Lot 37 of Block 16; Lot 1 thru Lot 9 of Block 17; and Lot 1 thru Lot 15 of Block 18 of Elks Country Estates, property generally described as being located southeast of the intersection of Augusta Drive and Willowbend Road.
4. No. 21PL051 - Chalkstone Subdivision  
A request by Fisk Land Surveying & Consulting Engineers, Inc for Saxe Development LLC to consider an application for a **Preliminary Subdivision Plan** for proposed 13A and 13B of Chalkstone Subdivision, property generally described as being located at 5218 Chalkstone Court.

5. No. 21PL052 - Hulm Subdivision  
A request by Fisk Land Surveying & Consulting Engineers, Inc for Terrance and Mardonna Hulm Living Trust to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 and 2 of Hulm Subdivision, property generally described as being located at 4601 225th Street.
6. No. 21VR001 - Section 21, T1N, R8E  
A request by KTM Design Solutions, Inc for SSST, LLC to consider an application for a **Vacation of Section Line Highway** for property generally described as being located south of the southern terminus of Pahlmeyer Drive.

**---END OF CONSENT CALENDAR---**

**---BEGINNING OF REGULAR AGENDA ITEMS---**

- \*7. No. 21PD022 - Stoney Creek South Subdivision  
A request by Buell Consulting, Inc for Verizon Wireless to consider an application for a **Major Amendment to a Planned Development Overlay to allow a cellular communication tower** for property generally described as being located at 5615 Nugget Gulch Road.

***The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Development by close of business on the seventh full calendar day following action by the Planning Commission.***

8. Discussion Items
9. Staff Items
10. Planning Commission Items

#### **DIGITAL MEDIA SUBMISSIONS FOR MEETING PRESENTATIONS**

Effective May 1, 2017, digital media submissions must be provided at least 24 hours in advance of the meeting where the material will be presented. Digital media items can be submitted to the appropriate department division at least 24 hours in advance of the meeting. For Monday's Council meetings, the item should be provided no later than Friday at 5 p.m. The City reserves the right to reject any items for presentation due to digital compatibility issues or content appropriateness.